



**7 Lake Sundance Place SE
Calgary, Alberta**

MLS # A2289053



\$1,199,000

Division:	Lake Bonavista		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,344 sq.ft.	Age:	1971 (55 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Quartz Counters		

Inclusions: n/a

WOW... redesigned and renovated home from top to bottom. Now with new vaulted ceilings enhancing the bright and open great room spaces. Custom two toned kitchen cabinetry, with 36 inch Dacor gas stove, Samsung 4 door family hub fridge, large eat up island with waterfall quartz and easy access to south deck and yard. Mudroom also just off kitchen. Main floor has 2 bedrooms, Primary with walk in closet and 4 pc ensuite complete with plug in Japanese style toilet and laundry conveniently just off hallway. Lower level is complete with an additional 2 bedrooms, family room and office. All new windows throughout, new stucco exterior, new plumbing and electrical, new hot water tank, high efficiency furnace and newer shingles. Double front detached garage with new roof membrane plus NEW rear single detached oversized single garage, both insulated and drywalled with mudding to be completed. BACK YARD SOD AND FENCE TO BE COMPLETED in the spring or credit to finish. Lake access home, close to many schools, shops and parks.